

For Office Use Only Executive Office of Environmental Affairs
MEPA Analyst: <i>Desiree Buckley</i>
Phone: 617-626- <i>1044</i>

NPC

Notice of Project Change

The information requested on this form must be completed to begin MEPA Review of a NPC in accordance with the provisions of the Massachusetts Environmental Policy Act and its implementing regulations (see 301 CMR 11.10(1)).

Project Name: Car Dealership – Lot 35		EOEA #: 13783	
Street: Fortune Boulevard			
Municipality: Milford		Watershed: Charles River	
Universal Transverse Mercator Coordinates: 19N X294071 Y4670173		Latitude: N42°09.397' Longitude: W71°29.555'	
Status of project construction:		%complete	
Proponent: Milford, LLC			
Street: Two Adams Place, Suite 100			
Municipality: Quincy		State: MA	Zip Code: 02169
Name of Contact Person From Whom Copies of this NPC May Be Obtained: Jason R. Plourde, P.E.			
Firm/Agency: Greenman-Pedersen, Inc.		Street: 61 Spit Brook Road, Suite 110	
Municipality: Nashua		State: NH	Zip Code: 03060
Phone: (603) 891-2213	Fax: (603) 891-6449	E-mail: jplourde@gpinet.com	

In 25 words or less, what is the project change? The project change involves an overflow vehicle storage lot expansion to the Ira Toyota of Milford car dealership located on Fortune Boulevard.

See full project change description beginning on page 3.

Date of ENF filing or publication in the Environmental Monitor: April 26, 2006

Was an EIR required? Yes No; if yes,
 was a Draft EIR filed? Yes (Date:) No
 was a Final EIR filed? Yes (Date:) No
 was a Single EIR filed? Yes (Date:) No

Have other NPCs been filed? Yes (Date(s):) No

If this is a NPC solely for lapse of time (see 301 CMR 11.10(2)) proceed directly to "ATTACHMENTS & SIGNATURES" on page 4.

PERMITS / FINANCIAL ASSISTANCE / LAND TRANSFER

List or describe all new or modified state permits, financial assistance, or land transfers not previously reviewed: an amended Indirect Highway Access Permit, Notice of Intent (NOI) submitted to Milford Conservation Commission and Department of Environmental Protection (DEP) on October 1, 2007.

Are you requesting a finding that this project change is insignificant? (see 301 CMR 11.10(6))
 Yes No; if yes, attach justification.

Are you requesting that a Scope in a previously issued Certificate be rescinded?
 Yes No; if yes, attach the Certificate

Are you requesting a change to a Scope in a previously issued Certificate? Yes No; if yes, attach Certificate and describe the change you are requesting:

Summary of Project Size & Environmental Impacts	Previously reviewed	Net Change	Currently Proposed
LAND			
Total site acreage	7.97 acres	10.03 acres	18.01 acres
Acres of land altered	0 acres	±11 acres	±11 acres
Acres of impervious area	4.63 acres	4.08 acres	8.71 acres
Square feet of bordering vegetated wetlands alteration	0 sf	0 sf	0 sf
Square feet of other wetland alteration	0 sf	0 sf	0 sf
Acres of non-water dependent use of tidelands or waterways	0 acres	0 acres	0 acres
STRUCTURES			
Gross square footage	53,976 sf	2,688 sf	56,664 sf
Number of housing units	0 units	0 units	0 units
Maximum height (in feet)	54'-10"	0'-"	54'-10"
TRANSPORTATION			
Vehicle trips per day	1,810 vpd ^a	80 vpd	1,890 vpd ^b
Parking spaces	600 spaces	364 spaces	964 spaces
WATER/WASTEWATER			
Gallons/day (GPD) of water use	757 gpd	1,143 gpd	1,900 gpd
GPD water withdrawal	0 gpd	0 gpd	0 gpd
GPD wastewater generation/ treatment	757/0 gpd ^c	1,143/0 gpd	1,900/0 gpd
Length of water/sewer mains (in miles)	0/0 miles	0/0 miles	0/0 miles

^a Based on ITE Land Use Code 841 (New Car Sales) for 54,315 sf.

^b Based on ITE Land Use Code 841 (New Car Sales) for 56,664 sf (56,264 sf IRA Toyota of Milford and 400 sf guard shack).

^c Based on actual water meter readings from the Ira Toyota of Milford car dealership (Lot 35).

Does the project change involve any new or modified:

1. conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97? Yes No

2. release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction? Yes No

3. impacts on Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities? Yes No

4. impact on any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes No; if yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources? Yes No

5. impact upon an Area of Critical Environmental Concern? Yes No
If you answered 'Yes' to any of these 5 questions, explain below:

PROJECT CHANGE DESCRIPTION (attach additional pages as necessary). The project change description should include:

(a) a brief description of the project as most recently reviewed

(b) a description of material changes to the project as previously reviewed,

(c) the significance of the proposed changes, with specific reference to the factors listed 301 CMR 11.10(6), and

(d) measures that the project is taking to avoid damage to the environment or to minimize and mitigate unavoidable environmental impacts. If the change will involve modification of any previously issued Section 61 Finding, include a proposed modification of the Section 61 Finding (or it will be required in a Supplemental EIR).

The project site is part of a larger lot that was originally permitted for office and research and development (R&D) space (Granite Industrial Park). The Granite Industrial Park has been the subject of MEPA review (EOEA No. 5010) through an Environmental Notification Form (ENF), a Draft Environmental Impact Report (EIR), a Final EIR, two Notices of Project Change (NPCs), and a Supplemental EIR. Subsequent to the original MEPA filing, the nature of the Granite Industrial Park has changed to commercial. As more sites were developed within the larger original lot, MEPA required individual filings for those projects.

In April 2006, an ENF was prepared and submitted for the construction of a 54,315 square foot car dealership with 600 parking spaces (470 spaces for storage and 130 active spaces for customers and employees). On May 26, 2006, the Secretary of Environmental Affairs issued a Certificate for the car dealership stating that the ENF adequately and properly complied with MEPA and its implementing regulations and that no further environmental review was necessary. Since the adjacent parcel (Lot 25A) is under common ownership with the car dealership (Lot 35), the MEPA Certificate stipulated that once the development of Lot 25A proceeds, an NPC would need to be prepared and submitted to the MEPA office for review of the combination of both parcels.

At this time, Lot 35 has been developed with a 56,264 square foot Ira Toyota of Milford car dealership with 403 parking spaces (278 spaces for storage and 125 active spaces for customers and employees). The project proponent is now proposing to develop the adjacent parcel to the east (Lot 25A) to contain a ±400 square foot guard house and 561 parking spaces (559 spaces for storage and 2 active spaces for employees) associated with the Ira Toyota of Milford car dealership. With the construction of the overflow vehicle storage lot, full build-out of

the site (Lots 35 and 25A) will result in a 56,264 square foot car dealership and a ±400 square foot guard shack with 964 parking spaces (837 spaces for storage and 127 active spaces for customers and employees).

As projected, full build-out of the development (Lots 35 and 25A) is estimated to generate 1,890 weekday daily trips and there is expected to be a total of 964 parking spaces (837 spaces for storage and 127 active spaces for customers and employees). As a result, the project will not exceed the MEPA *Transportation* review thresholds set forth in 301 CMR 11.03(6)(a) for the preparation of an EIR. In addition, the change in trips associated with the proposed expansion project is estimated to be between 4 and 5 percent more than the previously approved development on a daily and peak-hour basis. As a result, the change in project is not expected to exceed the MEPA *Transportation* review thresholds set forth in 301 CMR 11.10(6) for expansion of a project.

Access to and egress from the IRA Toyota of Milford car dealership is currently provided via two full access/egress driveways on Fortune Boulevard. As proposed, access to the overflow vehicle storage lot will be provided via a separate full access/egress driveway under gate control. The proposed overflow vehicle storage lot driveway will be designed to accommodate the appropriate truck traffic that will utilize the site and in conformance with current local and state standards, as applicable. To ensure the safe and efficient flow of traffic to and from the proposed site, any proposed plantings, vegetation, landscaping, and signing along the site frontage will be kept low to the ground or set back sufficiently from the edge of Fortune Boulevard so as not to inhibit the available sight lines. Since the site abuts Interstate 495 (I-495), a state highway, the project will require the issuance of an amended Indirect Highway Access Permit.

The site acreage for the Ira Toyota of Milford car dealership parcel (Lot 35) is 7.97 acres, and the adjacent parcel (Lot 25A) consists of 10.04 acres. With the development of the overflow vehicle storage parcel (Lot 25A), the combination of both parcels (Lots 35 and 25A) will result in 18.01 acres. The total site impervious area will increase from 4.63 acres (Lot 35) by 4.08 acres (Lot 25A) to a total combined 8.71 acres of impervious, which results in approximately 11 acres of total land altered. The total combined acreage of impervious area will not exceed the mandatory EIR requirements. The new guard house will not have water or sewer service. The water use for the dealership on Lot 35 has been recalculated using the last five months of actual water meter readings for the new facility. The actual water use for May through September 2007 averages out to be 1,900 gpd.

A number of measures have been taken to ensure that the project minimizes potential damage to the environment. The project will not directly impact any state-jurisdictional wetland resource areas, with all work restricted to the buffer zone. All work will remain a minimum of 10 feet from the edge of all state-jurisdictional resource areas. To prevent sedimentation impacts to wetlands, customary erosion and sedimentation control measures consisting of Filtrexx SiltSoxx will be established at the proposed limit of work prior to commencing construction and will be inspected regularly and maintained in a functional manner throughout construction until the site is deemed stable. Runoff from the paved parking area will be directed to two Baysaver separator units and then to two underground detention basins located in the central portion of the property to provide sediment removal before overflowing to the buffer zone of a Bordering Vegetated Wetland adjacent to Fortune Boulevard. Due to the lack of impacts to state-jurisdictional wetland resource areas, no MEPA thresholds for *Wetlands*, *Waterways*, and *Tidelands* will be exceeded as a result of this project, and therefore no review thresholds for

Wetlands, Waterways, and Tidelands set forth in 301 CMR 11.10(6) for expansion of a project are expected to be exceeded as a result of the change in project.

Two locally-jurisdictional isolated vegetated wetlands that will be filled as part of the development plan for the site will be replicated with a wetland replication area measuring 2,700 square feet in area, for a ratio of replication to lost wetland of 1.3:1. The mitigation wetland will be seeded and planted with a variety of native shrubs, trees, and herbaceous species to provide similar habitat functions to the lost wetland areas. Because the project involves work within the buffer zone to state-jurisdictional wetlands and within locally-jurisdictional wetlands, the project will require the issuance of an Order of Conditions from the Town of Milford.

The proposed project is not located within any areas mapped by the Massachusetts Natural Heritage & Endangered Species Program as Estimated Habitat of Rare Wildlife, Priority Habitat of Rare Species, or Certified Vernal Pools, and is not located within an Area of Critical Environmental Concern. Therefore, no MEPA thresholds for *Rare Species* or *Areas of Critical Environmental Concern* will be exceeded by the project as proposed, and it is not expected that any review thresholds for *Rare Species* or *Areas of Critical Environmental Concern* set forth in 301 CMR 11.10(6) for expansion of a project would be exceeded as a result of the change in project.

ATTACHMENTS & SIGNATURES

Attachments:

1. List of all agencies and persons to whom the proponent circulated the NPC, in accordance with 301 CMR 11.10(7)
2. Secretary's most recent Certificate on this project
3. Original U.S.G.S. map or good quality color copy (8-1/2 x 11 inches or larger) indicating the project location and boundaries
4. Trip-generation calculation worksheets
5. Plans showing most recent previously-reviewed proposed build condition
6. Plans showing currently proposed build condition
7. Erosion and sediment control plans
8. Storm water management report (under a separate cover)

Signatures:

<p><u>John C. Kelly</u> Date Signature of Responsible Officer or Proponent</p>	<p>10/15/07 <u>Jason R. Plourde</u> Date Signature of person preparing NPC (if different from above)</p>
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John C. Kelly	Jason R. Plourde, P.E.
Name (print or type)	Name (print or type)

Milford, LLC	Greenman-Pedersen, Inc.
Firm/Agency	Firm/Agency

Two Adams Place, Suite 100	61 Spit Brook Road, Suite 110
Street	Street

Quincy, MA 02169	Nashua, NH 03060
Municipality/State/Zip	Municipality/State/Zip

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